THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***165,000.00.

Affiant

Subscribed and sworn to before me this 15 day of April, 2011.

Notary Public

My Commission Expires: 2/24/13

BILL GARRETT, Davidson County
Trans:T20110023105 DEEDWARR
Recvd: 04/19/11 14:16 2 pgs
Fees:13.00 Taxes:610.50
20110419-0030233

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

ADDRESS OF NEW OWNER

Phillip J. Wheeler
3000 Vanderbilt Place Unit 411
Nashville, Tennessee 37212

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 028-00-0
PARCEL 089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and 00/100 Dollars ($***165,000.00) cash in hand paid, the receipt of which is hereby acknowledged, Altamont Affordable Homes, Inc., an Illinois corporation, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Phillip J. Wheeler and wife, Terry Goodman, as tenants by the entirety, as to an undivided 50% interest (the "P&T interest") and Wendell G. Goodman and wife, Lucy E. Goodman, as tenants by the entirety, as to an undivided 50% interest (the "W&L interest"), the said P&T interest and the W&L interest, as they relate to each other, being held as tenants in common, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 2: Beginning at an iron pin (new) in the northwesterly margin, 25 feet from the center-line of Grays Point Road, the most southerly point of this tract, a corner to Tract I this survey, and being located along the margin of said road, N 60°13'57" E a distance of 332.50 feet from an iron pin (new), a corner to Roy L. Curtis, Trustee (DB:200706200073714); thence, from the point of beginning, and leaving said road, N l9°04'37" W a distance of 725.00 feet to an iron pin (new), a corner to Tract I; thence, S 64°3246" W a distance of 438.75 feet to an iron pin (new) in the line of said Curtis; thence, N 27°30'08" W a distance of 978.15 feet to a 1-1/2" iron pipe (old) in the line of said Curtis. a corner to Timothy Alan Pulley (QC: 000066990000739); thence, N 50°12'49" E passing a 2" iron pipe (old) at 781.96 feet, and in all a total distance of 801.40 feet to a point in a creek, the line of said Pulley, a corner to Claude W. Powers (DB: 000030280000485), and a corner to Tract 3 this survey; thence, S I7°44'16" E passing an iron pin (new) at 35.00 feet, and in all a total distance of 1187.97 feet to an iron pin (new), a corner to Tract 3; thence, S 19°04'37" E a distance of 712.80 feet to an iron pin (new) in the margin of said Grays Point Road, and a corner to Tract 3; thence, with said road, and with a curve turning to the left with a delta angle of 0°44' 14", with a radius of 1107.64 feet, with an arc length of 14.25 feet, with a chord bearing of S 60°36'03" W, and a chord length of 14.25 feet to a point in the margin of said road; thence, continuing with said road, S 60°I3'57" W a distance of 130.75 feet to the point of beginning, containing 19.00 acres, more or less, according to a survey by Ray 0. Cole, Tennessee Registered Land Surveyor No. 924, dated August 2, 2010.

Tract 3: Beginning at an iron pin (new) in the northwesterly margin, 25 feet from the center-line of Grays Point Road, a corner to Robert T. Ladd Jr. (DB: 000104520000131), and being the most easterly corner of this tract; thence, with the margin of said road, and with a curve turning to the left, with a delta angle of 15°30'13", with a radius of 1107.64 feet, with an arc length of 299.72 feet, with a chord bearing of S 68°43'17" W, and a chord length of 298.80 feet to an iron pin (new) in the margin of said road, and a corner to Tract 2 this survey; thence, leaving said road, N 19°04'37" W a distance of 7I2.80 feet to an iron pin (new), a corner to Tract 2; thence, N I7°44'16" W passing an iron pin (new) at 1152.97, and in all a distance of 1187.97 feet to a point in a creek, a corner to Claude W. Powers (DB: 000030280000485), and a corner to Tract 2; thence, with said creek for the next four calls, and the lines of said Powers, James E. Owen (DB:000046180000502), and Richard R. Eaves (DB: 200505030048989) as follows: S75°06'30" E a distance of 239.73 feet; S 45°33'51" E a distance of 220.00 feet; thence, N83°26'06" E a distance of 373.20 feet; thence, S 68°55'11" E a distance of 56.07 feet to a point in said creek in the

line of said Eaves, and a corner to said Robert T. Ladd Jr.; thence, leaving said creek, S 09°57'39" W passing an 1-1/2" iron pipe (old) at 8.30 feet, and in all a total distance of 381.00 feet to an iron pin (new), a corner to said Ladd; thence, S 06°26'31" E a distance of 1135.50 feet to the point of beginning, containing 18.43 acres according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated August 2,2010.

BEING the same property conveyed to Altamont Affordable Homes, Inc., an Illinois corporation, by Special Warranty Deed September 10, 2010, from Pinnacle National Bank of record as Instrument No. 20100914-0073023 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Grays Point Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 15th day of April, 2011, by its duly authorized officer.

ALTAMONT AFFORDABLE HOMES, INC.

By: Gerald K. Finley Pres.
Gerald K. Finley
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gerald K. Finley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Altamont Affordable Homes, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand and official seal this 15th day of April, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY